

STATEMENT

September 20, 2001

My name is Ann Scott. I am a senior citizen from Newark, NJ, of Essex County. I reside in a 300- unit Senior Residence Building under the HUD (Housing Urban Development) program. Presently, I'm affiliated with The Greater Newark HUD Tenants Coalition, an OTAG (Outreach Technical Assistance Grant) this operation travels statewide with an eye on Mark To Market.

Today I represent the National Alliance of HUD Tenants; I'm a Board of Director member and a constituent from the state of New Jersey.

My statement is directed to Representative ^{Marge} Roukema and her committee on Banking, Housing and Urban Affairs. During 1999, congress and HUD adopted the "Mark up to Market" program for expiring project based Section 8 contracts puts in place a voluntary, however expensive plan to encourage owners to renew their involvement with H.U.D. rather than "opting out" to higher rents. Low income and seniors who live in HUD assisted housing still are at risk.

Though more funds for section 8 owners to mark their expiring contracts "up to market" levels last year, the new program does not contain permanent affordability, mandatory repairs, or promotion of non-profit purchases. "Save our Homes!" We ask that no "savings " be achieved at the expense of low-income tenants and affordable housing.

Please support affordable housing programs. Do not devolve federal decision making and over site to the states. Large companies and wealthy owners can easily out maneuver understaffed and poorly funded state agencies and HUD multifamily bureaucracy. "Save Our Homes!"

We urge you to support and introduce legislation to:

1. Reduce rent burdens for HUD Tenants, using net instead of gross income, increase allowable deductions as a base for rent calculation.
2. Restore the original section 8 program rent to 25% for moderate income Families and 15% for Senior Citizens and very low-income families.
3. Approve multiple year appropriations for project based section 8 subsidy Renewals, providing greater security for tenants.
4. Support any and all other policies that maximize the preservation of affordable and at risk housing. Limit and regulate owner "choices" to opt-out of Federal programs.

Sept. 20, 2001

My name is Ann Scott. I am a senior citizen from NEWARK, N.J., Essex County. I live in a 300-unit Senior Residence Building under the H.U.D. program. I am affiliated with the Great NEWARK H.U.D. Tenants Coalition, an OTAG (Outreach + Technical Assistance GRANT) OPERATION that travels statewide with an eye on Market to MARKET.

Today I represent the National ALLIANCE of H.U.D. Tenants, ^{I am a} Board of Directors member and a constituent from the state of NEW Jersey.

My statement is directed to Representative Marge Roukema and her committee on Banking, Housing and Urban AFFAIRS.

DURING 1999, CONGRESS AND H.U.D. adopted the "Mark Up To Market" program for expiring project-based Section 8 contracts puts in place a voluntary, however expensive plan to encourage owners to renew their involvement with H.U.D. rather than "opting out" to higher rents.

Low income and Seniors who live in H.U.D. assisted housing still are at risk. Though more funds for section 8 owners to mark their expiring contracts "up to market" levels last year, The new program does not contain permanent

① affordability, mandatory repairs, or promotion of non-profit purchases. "Save our Homes!"

We ask that no "savings" be achieved at the expense of low income tenants and affordable Housing.

Please support Affordable Housing Programs. Do not devolve federal decision making and oversight to the states.

Large companies and wealthy owners can easily outmaneuver understaffed and poorly funded state agencies and H.U.D. multi-family bureaucracy. "SAVE OUR HOMES!"

We urge you to support and introduce legislation to

① Reduce rent burdens for H.U.D. Tenants, using net instead of gross income, increased allowable deductions as a base for rent calculation.

② Restore the original section 8 program rent to 25% for moderate income families and 15% for Senior Citizens and very low income families.

③ Approve Multiple year appropriations for project based section 8 subsidy renewals, providing greater security for tenants.

④ Support any and all other policies that maximize the preservation of affordable and at-risk housing. Limit and regulate owner "choices" to opt-out of federal programs.

III

⑥ Advocate strong enforcement by H.U.D. of Tenants RIGHT TO ORGANIZE and be free of retaliation and harassment by owners & mgmt.

AFFORDABLE Housing must be expanded!

A tragic Scenario can result if exist low income housing is destroyed and not replaced.

Tenants that occupy those homes will become displaced and/or homeless unless affordable housing is preserved and expanded permanently.

In New Jersey, according to the State's Comprehensive Affordability Strategy, more than 900,000 of all families live in homes that are excessively expensive, overcrowded or sub-standard. Ten percent pay more than half their income for housing. This is morally wrong.

This Scenario is taking place all over the country. Permanent measures ^{ARE NEEDED} to ~~preserve~~ at-Risk housing.

The Preservation Grant Program is of utmost importance. It needs to be sustained and increased.

Many people in the workforce and their families cannot meet the high rent costs that surpass their income levels.
* It is even more imperative now after the DISASTER,

IV. Reverberations will be felt nation wide financially in reference to moderate & low income families. This has affected families ability for the 1st time to pay market rents.

Legislature can prevent displacements and homelessness, in addition to Tenant economic housing problems, if incorporated conscientiously.

Legislation must support and pass bills for the kinds of Funding needed to preserve, rebuild and expand affordable housing and soon!

SUPPORT THE TRUST FUND BILL, in its entirety.

Representative MARGE Roukema, I as citizen from New Jersey, ^{and NAHT BOARD MEMBER,} strongly urge you and your constituents to seriously consider my statement, not just for N.J., but the entire nation.

Perhaps meeting with the NAHT BOARD or its Executive committee can be arranged to discuss and resolve the matters I have presented to you.

^{MORE THAN} 52 Cities with tens of thousands at risk homes depend on your support.

I thank you sincerely for your time and consideration.

- Ann Scott
NAHT MEMBER,
Board of Directors,